



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14854 24 Street, Calgary T3P 2J9**

MLS®#: **A2196396**

Area: **Moraine**

Listing Date: **02/23/25**

List Price: **\$595,149**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,533 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,336**  
Low Sqft:  
Ttl Sqft: **1,336**

DOM

**0**

Layout

Beds: **3 (3)**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot,Street Lighting**  
Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s)**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`0" x 9`8"</b>	<b>Great Room</b>	<b>Main</b>	<b>11`0" x 16`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>7`10" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Walk-In Closet</b>	<b>Upper</b>		<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 12`4"</b>
<b>Laundry</b>	<b>Upper</b>				

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-G**

Legal Desc: **2410339**

Remarks

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Pub Rmks: **Welcome to the Newport Craftsman Style built by Broadview Homes; this stunning floor plan boasts 1,336 SqFt. The front door opens to a beautiful open floor plan with high ceilings and large windows. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms and a laundry room. The spacious primary bedroom is paired with a 4pc ensuite bath with a deep tub/shower combo. The basement of this home includes rough-ins and 9ft ceilings ready to grow with your family's needs! Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stoney Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!**

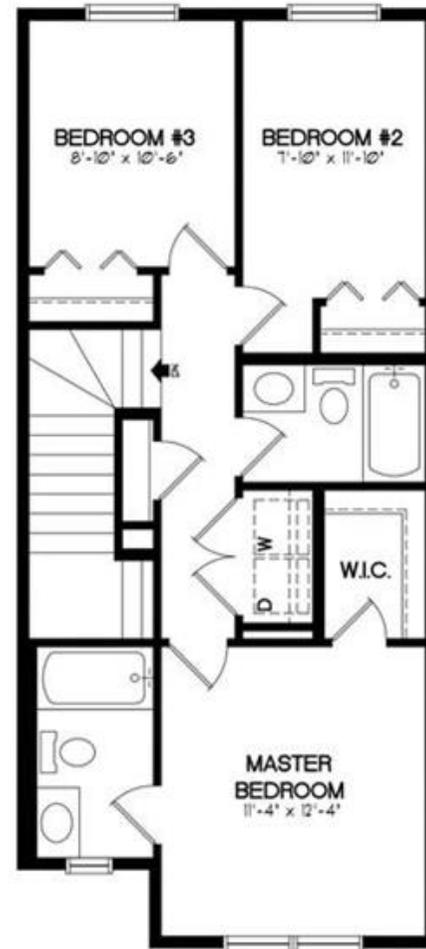
Inclusions: **N/A**  
Property Listed By: **RE/MAX Crown**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



**MAIN FLOOR - 695 SQFT**



**UPPER FLOOR - 641 SQFT**